COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Rydal Street, Leigh

Situated within a short walk to the Town Centre, local schools and amenities is this attractive pavement fronted mid terrace property which has been completely rebuilt internally offering an ideal first home with two bedrooms, loft room and courtyard style area to the rear

Asking Price £179,995

48 Rydal Street

Leigh, WN7 4DR

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In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

KITCHEN/LOUNGE/DINING
27'1 (max) x 14'5 (max) (8.23m'0.30m (max) x 4.27m'1.52m (max))
TV Point. Radiator. Wooden flooring. Fitted with base units. Inset sink with mixer tap. Plumbing for washing machine. Oven. Hob. Extractor. Radiators. Door to rear.

FIRST FLOOR:

LANDING

BEDROOM
12'7 (max) x 8'5 (max) (3.66m'2.13m (max) x 2.44m'1.52m (max))
Walk in wardrobe. Radiator.

BEDROOM
14'4 (max) x 8'5 (max) (4.27m'1.22m (max) x 2.44m'1.52m (max))
Radiator.

BATHROOM
Modern bathroom. Panelled bath with shower fitment over bath. Shower screen. Pedestal wash basin. Low level WC. Fully tiled.

SECOND FLOOR

LOFT ROOM
15'3 (max) x 14'0 (max) (4.57m'0.91m (max) x 4.27m'0.00m (max))
Radiator. Velux window. Radiator.

OUTSIDE
The property is pavement fronted with a courtyard style area to the rear.

TENURE
Leasehold

COUNCIL AND TAX BAND:
Wigan Council Tax Band A.

VIEWING
By appointment with the agents as overleaf.

PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions

WN7 4DR

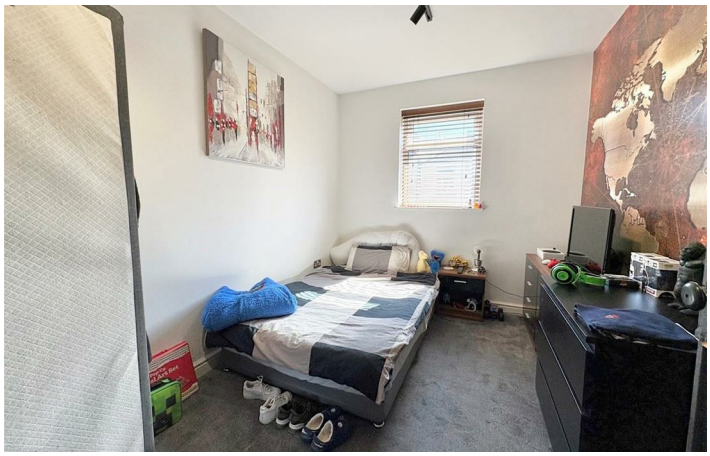



HOUSE
RULES

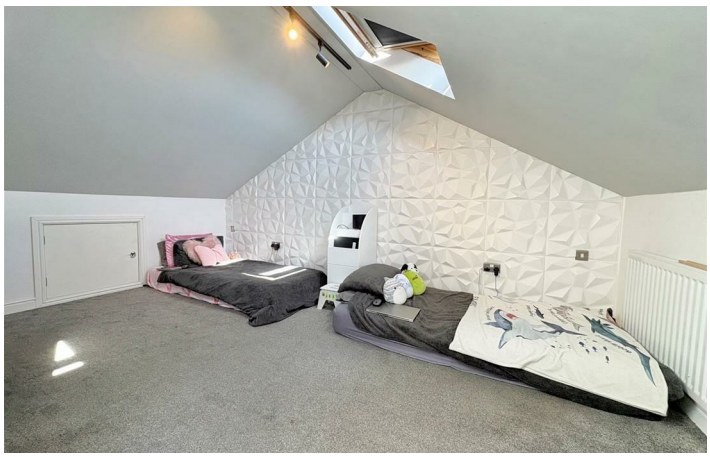












Floor Plan

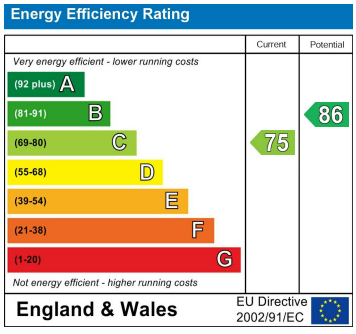


Ground Floor **First Floor** **Second Floor**

Total Area: 93.0 m² ... 1001 ft²

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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